

Community Preservation Committee
Minutes- March 8, 2016

Present: Chairman Ruth George; Mel Michaels; Phil Crotty; Mary Ann Lash; Steve Demarco; Ed Hand; Jim Ugone

Absent: Bethany Brosnan; Bruce Reed

Chairman George opened the meeting at 7PM and welcomed the guests. She turned immediately to financials. Mel Michaels explained the anticipated 2016-17 revenue based on an 18% State match, and covered the CPC outlook if every 2016 application is funded, including Millbrook Meadow. Mel Michaels also pointed out that there will likely be an affordable housing request up to half-million dollars next year.

Next Heather Carbone presented the Long Beach Tennis Court application. The tennis court has been in place for more than one-hundred years. It is overgrown and unusable. The local group has raised \$12,000 and turned it over to the town to be used for the courts. They have looked into various ways to fix the courts and want a complete redo like Pingree Tennis Courts. There was a lot of discussion about parking and access by non-Long Beach residents, and what happens to tennis balls that land on neighboring lawns. The Town Administrators are working on a parking plan. It was the consensus of the CPC that the parking and access needs to be in place before funding. The CPC does not want this project to be embroiled in the Long Beach litigation. The tennis group agreed. DPW will handle the project and put up a 10' fence, per Tim Olson.

Then the Senior exercise machine was discussed. The Chairman reported that she had spoken to the CPC Coalition and that cannot be funded, as it is not outdoors. The situation was explained to Linda from the Community Center who made the application. She announced that another group had already funded the equipment but she will keep CPC funding in mind for a suitable outdoor recreation activity in the future.

Next up was the Sandpiper lot at Cape Hedge Beach. The Conservation Commission chairman presented and explained the history and potential for the 3/4 acre lot on the ocean that was gifted to the town. The DPW has already made great progress clearing the lot, including foundation and septic system. The Con Com wants funding to purchase native seeds, remove invasive species, and buy topsoil, etc. that is not in the DPW budget. The DPW will oversee the project. It is envisioned to be a park with benches and markers explaining its history. There has already been a "Notice of Intent" and the Open Space Committee is in favor of the project.

The final presentation was the Pigeon Cove Fire Station. A number of firefighters were present. Steve Demarco made the presentation. The application is for exterior improvements only—not interior. The fire department wants to restore the building as historically appropriate, as explained in the application. They will replace the roof, take off the plastic siding and replace the siding, install new gutters, and deal with the handsome front doors. The station is very historic, being one of the few remaining wooden firehouses, and especially one of the few active wooden firehouses. The building houses two very expensive and necessary pieces of fire equipment. One fire

truck assigned there had to be specially built to fit in the building. The town has explored alternative places to build a new fire house—but to no avail. There are problems with every alternative—including money problems. DPW will oversee the renovation. Of the \$300,000 requested they figure 10% for architect. Mel Michaels and Phil Crotty suggested breaking project into two parts over two years—one year funding for architect plans and next for construction—like Granite Pier Staircase that DPW told the applicant to do in two stages. Members pointed out this is a different situation, that costs are more easily identifiable, and there is a certain urgency due to emergency vehicles at the site. Steve DeMarco will gather more info on costs.

Turning to other matters, the Committee unanimously approved \$800 for new signs identifying the CPC as sponsor of projects. Phil Crotty will order the signs.

The Committee unanimously approved dues to the CPC Coalition. Chairman George said how helpful she has found that organization. She also explained that the application from the Right of Way Committee for equipment and legal services might be un-fundable, and she will talk to them.

The Chairman will present the \$350,000 Millbrook Meadow funding request at the Town Meeting on April 2, 2016 for approval.

The Committee unanimously approved the February 9, 2016 minutes; and adjourned at approximately 10 PM.

Phil Crotty
Vice Chairman